

Specific Observations – Caravan and Tourist Park Zone and Tourism Development Zone

Zone	Comment
Accepted development	<p>In both the CTPZ and TDZ, the accepted development tables make reference to development, such as carports, outbuildings and verandahs, being ancillary to “a dwelling erected on the site”.</p> <p>The CTPZ and TDZ are zones that are specifically for tourism development. It would be logical, therefore, if accepted development in those Zones could be expanded to include forms of outbuildings, spa pools and swimming pools and other small-scale forms of development ancillary to existing tourism developments.</p>
Performance assessed criteria for a caravan and tourist park in the CTPZ	<p>The CTPZ does not include performance assessed criteria for a caravan and tourist park, despite the intent of the Zone and the fact that it is an envisaged land use, but is identified as Deemed to Satisfy in the Motorsport Park Zone.</p> <p>Performance assessment criteria for these developments is contained within the General Development Tourism Development. The performance assessment criteria for caravan and tourist parks is minimal, which we consider to be a “missed opportunity” to ensure that these developments are well-designed. We consider that some consideration should be given to adding design and visual amenity performance assessment criteria, as presently, there are none.</p>
Deemed-to-satisfy development in the TDZ	<p>The only form of development that is deemed-to-satisfy within the TDZ is advertising. This means that any development that is not accepted development will be performance assessed. While the TDZ includes a fairly extensive list for performance assessed development the lack of deemed-to-satisfy developments in the TDZ means that some developments that could be assessed as deemed-to-satisfy, such as outbuilding and verandahs and other minor structures, will be subject to the more rigorous performance assessment process.</p> <p>Additional deemed-to-satisfy criteria should be included in the TDZ similar to the deemed-to-satisfy criteria in the CTPZ to better facilitate relatively small-scale developments.</p>
No criteria for alterations and additions to existing tourist accommodation or caravan and tourist parks	<p>The CTPZ and TDZ do not include criteria, as either accepted development, deemed-to-satisfy or performance assessed, for alterations and additions to existing tourist accommodation buildings or tourism development buildings or extensions to existing tourist parks.</p> <p>The CTPZ and TDZ would benefit from the inclusion of assessment criteria for alterations and additions to existing tourism development.</p>
Procedural Matters TDZ	<p>There is a typographical error in clause (b) that states the zone as being the “Specific Use (Tourism Development) Zone”. This requires amendment to the TDZ.</p>